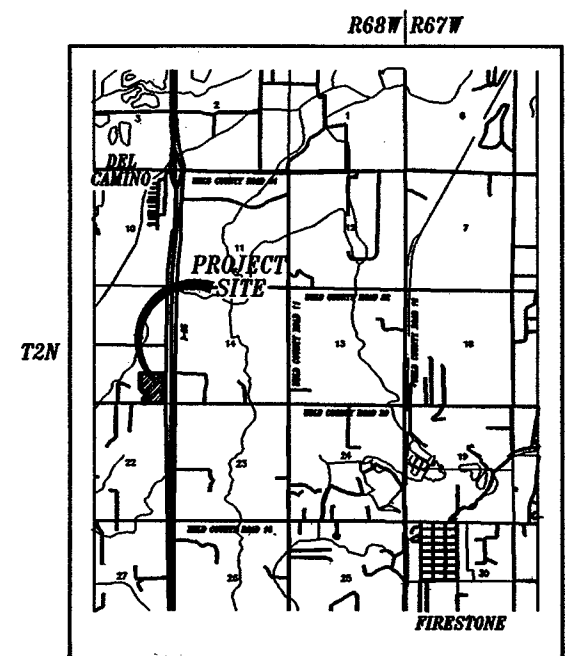


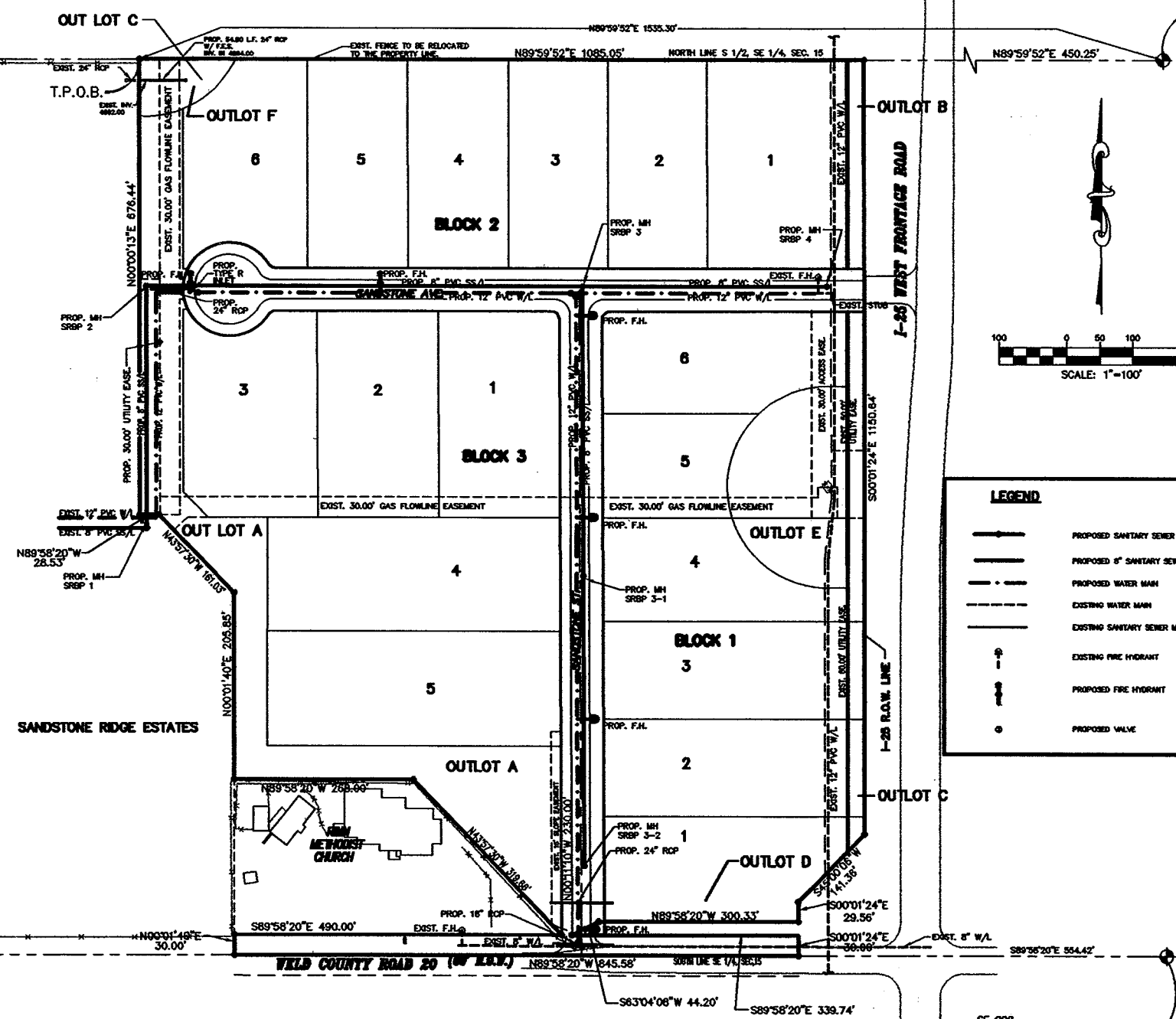


NW COR., S 1/2  
SEC. 15, T2N,  
R68W, 6TH. P.M.

NE COR., S 1/2  
SEC. 15, T2N,  
R68W, 6TH. P.M.



VICINITY MAP  
1" = 4000'

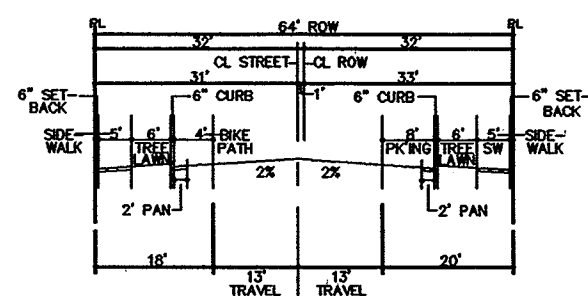


**LEGEND**

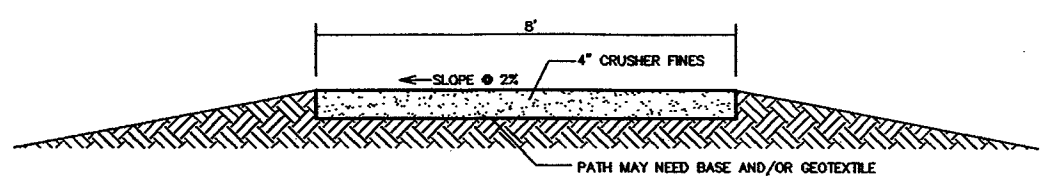
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED 8" SANITARY SEWER MAIN
	PROPOSED WATER MAIN
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE

**GENERAL NOTES:**

1. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR LANDSCAPING AND MAINTAINING ANY LAND AREA BETWEEN THE PROPERTY LINES AND THE CURB.
2. SEE LANDSCAPE PLANS FOR SIGN LOCATIONS.
3. AN EASEMENT FOR A PIPELINE FOR THE TRANSPORTATION OF OIL, GAS OR OTHER SUBSTANCE AND INCIDENTAL PURPOSES GRANTED TO PANHANDLE EASTERN PIPE LINE COMPANY BY THE INSTRUMENT RECORDED JUNE 18, 1972 IN BOOK 717 AT RECEPTION NO. 1638932.
4. AN EASEMENT OF RIGHT OF WAY FOR THE BOULDER AND WELD IRRIGATION COMPANY DITCH OVER THE WESTERLY PORTION OF THE LAND.



TYP. STREET SECTION  
N.T.S.

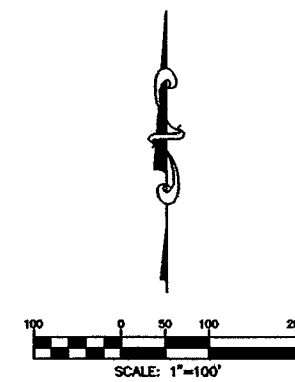
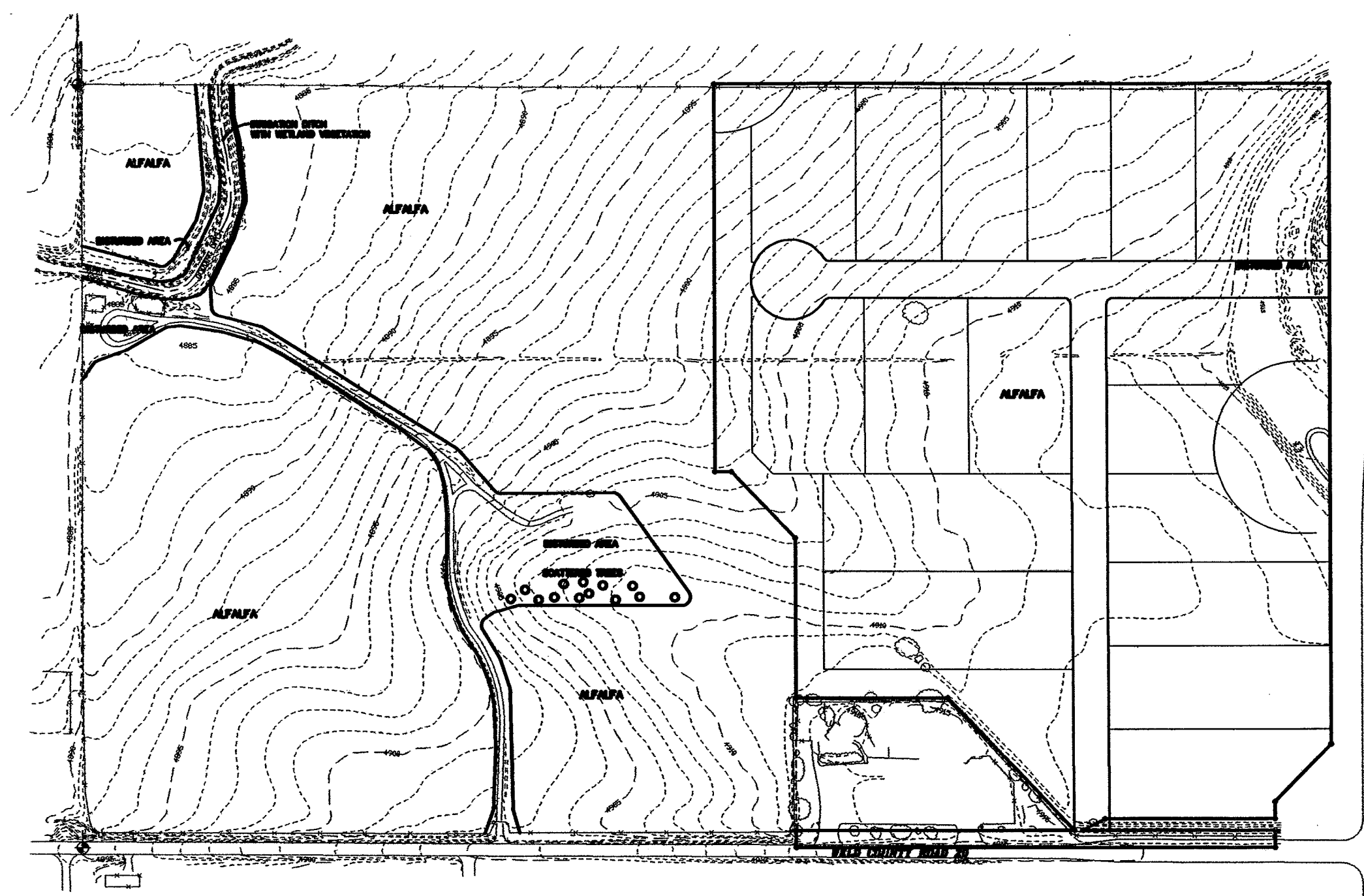


TYP. FOOTPATH SECTION  
N.T.S.

SE COR.,  
SEC. 15, T2N,  
R68W, 6TH. P.M.  
FD. 3" ALUM. CAP IN RANGE  
BOX. 15 # 28655

SANDSTONE RIDGE BUSINESS PARK TOWN OF FREDERICK, COLORADO	
<b>PRELIMINARY UTILITY PLAN</b>	
DILLON FAMILY, LLC	
E. WAYNE WESTWORTH CIVIL ENGINEERING DESIGN 202 MAIN STREET, SUITE 3 LONGMONT, COLORADO 80501 PHONE (303) 772-1177	
FAX (303) 772-8553	
REVISIONS	DATE
1	5/15/08
2	5/15/08
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SANDSTONE RIDGE BUSINESS PARK  
TOWN OF FREDERICK, COLORADO

**PRELIMINARY OPEN SPACE &  
ECOLOGICAL CHARACTERIZATION  
PLAN**

REVISIONS	
NO.	DATE
1	2/19/08
2	2/19/08
3	2/19/08
4	2/19/08
5	2/19/08

DLL-OS.DWG	2/19/08	NOTED	98.016.00	SHEET	C4
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DILLON FAMILY LLC

**E. WAYNE WESTWORTH**  
CIVIL ENGINEERING DESIGN  
212 MAIN STREET, SUITE 3  
LONGMONT, COLORADO 80501  
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CELLULAR (303) 776-7962